



2ND

GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 12320 - 00 690

Date Received: _____

Commission/Group: MILO GROGAN

Existing Zoning: R-4 Application Accepted by: _____ Fee: _____

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe SEE ATTACHED 3376.09(A)(1)

LOCATION

1. Certified Address Number and Street Name 900 ST CLAIR AVE

City COLUMBUS State OHIO Zip 43201

Parcel Number (only one required) 010-007748

APPLICANT

2. Name DEACON DON GUILFORD

3. Address 870 ST CLAIR AVE City/State COLUMBUS, OH Zip 43201

4. Phone # (614) 327-9643 Fax # (614) 855-0375 Email VIPDONG@AOL.COM

PROPERTY OWNER(S) HIGHER GROUND AAA

2. Name DEACON DON GUILFORD

3. Address 870 ST CLAIR AVE City/State COLUMBUS OH Zip 43201

4. Phone # (614) 327-9643 Fax # (614) 855-0375 Email VIPDONG@AOL.COM

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name DEACON DON GUILFORD

9. Address 870 ST CLAIR AVE City/State COLUMBUS OH Zip 43201

10. Phone # (614) 327-9643 Fax # (614) 855-2137 Email VIPDONG@AOL.COM

SIGNATURES

11. Applicant Signature Deacon Don Guilford

12. Property Owner Signature Deacon Don Guilford

13. Attorney / Agent Signature Deacon Don Guilford

12320-00690
900 ST. CLAIR AVE.

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Fri Nov 30 2012

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 900 ST CLAIR AVE COLUMBUS, OH

Mailing Address: 870 SAINT CLAIR AVE
COLUMBUS, OH 43201

Owner: HIGHER GROUND ALWAYS A

Parcel Number: 010007748

ZONING INFORMATION

Zoning: Z74-021, Residential, R4
effective 7/31/1974, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Milo-Grogan Area Commission

Planning Overlay: I-670 Graphics Control

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

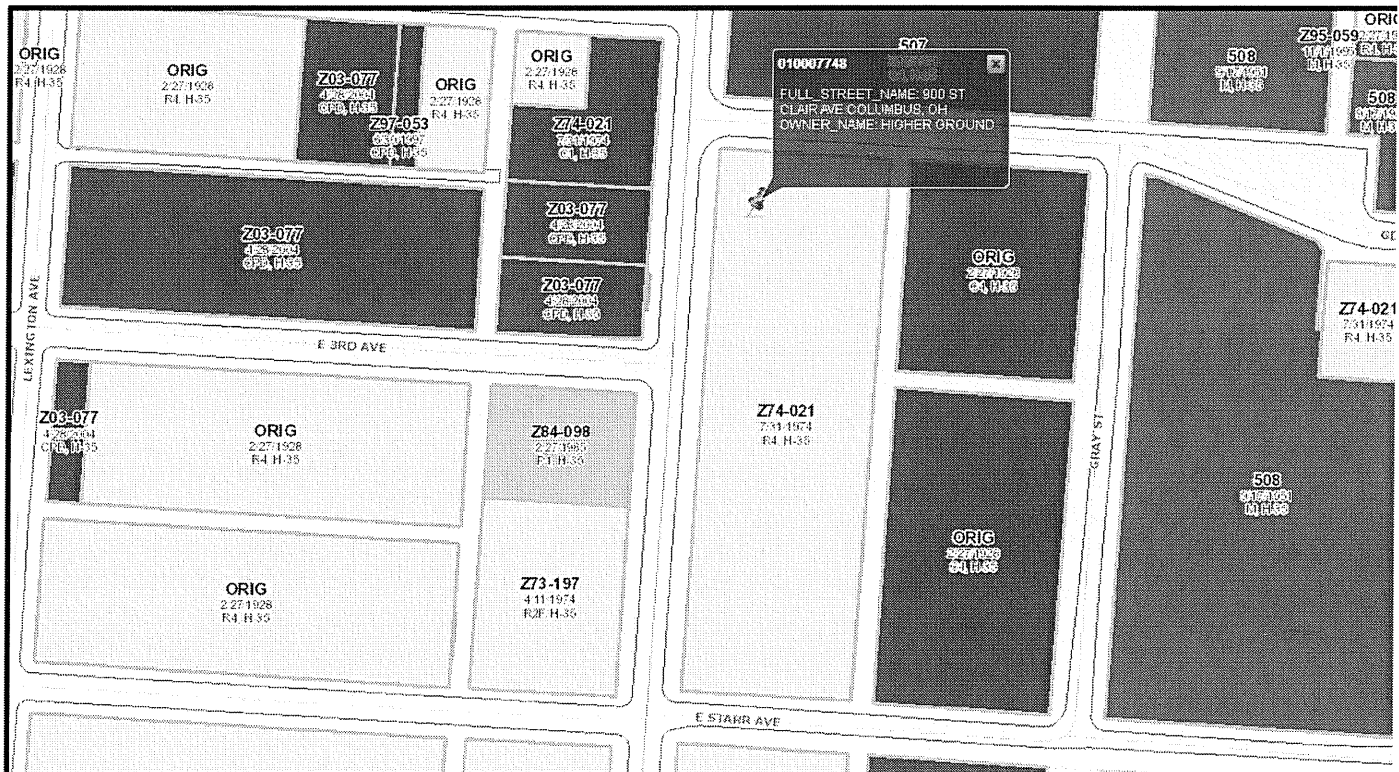
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





AFFIDAVIT

(See next page for instructions)

12320-00690
900 ST. CLAIR AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # _____

Being first duly cautioned and sworn (1) NAME DEACON DON GUILFORD
of (1) MAILING ADDRESS 870 ST CLAIR AVE COLUMBUS OH 43201
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of
the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per CERTIFIED ADDRESS FOR PROPERTY 900 ST CLAIR AVE
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of
Development, Building Services Division on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(4) HIGHER GROUND ALWAYS
ABOUNDING ASSEMBLY
870 ST CLAIR AVE
COLUMBUS OHIO 43201

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

DEACON DON GUILFORD
(614) 327-9643

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) MILO AREA COMMISSION

and that the following is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the
County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the **owners of record of**
property within 125 feet of the exterior boundaries of the property for which the application was filed, **and** all of the
owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property
owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

SEE ATTACHED

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8) _____

Subscribed to me in my presence and before me this _____ day of _____, in the year _____

SIGNATURE OF NOTARY PUBLIC

(8) _____

My Commission Expires: _____

Notary Seal Here



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STATEMENT OF HARDSHIP

12320-00690

900 ST. CLAIR AVE.

APPLICATION # _____

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

SEE ATTACHED

Signature of Applicant

Deacon Don Gifford

Date

11/9/

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

Higher Ground Always Abounding Assemblies, Inc. is a non-profit organization located in the Milo area since 1975. We have worked diligently through the years to improve the area on St Clair Avenue between Starr and Gibbert Avenues. Numerous trees and shrubbery have been planted for environmental and beautification purposes in an effort to clean up the St Clair (Milo) area. These actions have gained praise and recognition from the Mayor's Office, City Council and the Governor's Office.

Not only is our Church located in this area, but also the Wilbert J Watkins Family Life Center, which was built by Higher Ground to not only enhance the community but to provide recreational services to area residents.

Higher Ground has now come to an area of hardship in our attempt to install an electronic message center that would face north and south on St Clair Avenue. This sign would not only promote the Church but it would allow us to promote other services offered by the Church; such as, Weekly Food Distribution, Distribution of Thanksgiving and Christmas baskets for the needy, Toys for the Tots (Sponsored by Wings of Hope Foundation through the Church). etc. , Also revenue donations to help us keep these programs going since we are a non profit organization.

We also believe that this message center will bring in souls to the Church to be healed , and restored .

The Milo Area Commission has given one hundred (100%) percent approval for the installation of the message center, and we thank them greatly .

Installation would be at 900 St Clair Avenue (Wilbert J Watkins Family Life Center). This will prevent having to disturb the mature trees at the 870 St Clair Ave location. The selected location would not present a hazard or nuisance to anyone in this area. Also DaNite Sign Company also agreed on this site location .

We are, now, requesting the approval from the Graphic Commission for the variance for the installation of this Message Center. Your approval would be greatly appreciated.

Thank you ,

Sherman S. Watkins, Thd
Pastor

Don Guilford (Deacon)

12320-00690
900 ST. CLAIR AVE.



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: MB

DATE: 10/16/12



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this survey plats, and other public records and data. Users of this information sources should be consulted for verification of the county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancy.

12320-00690
900 ST. CLAIR AVE.

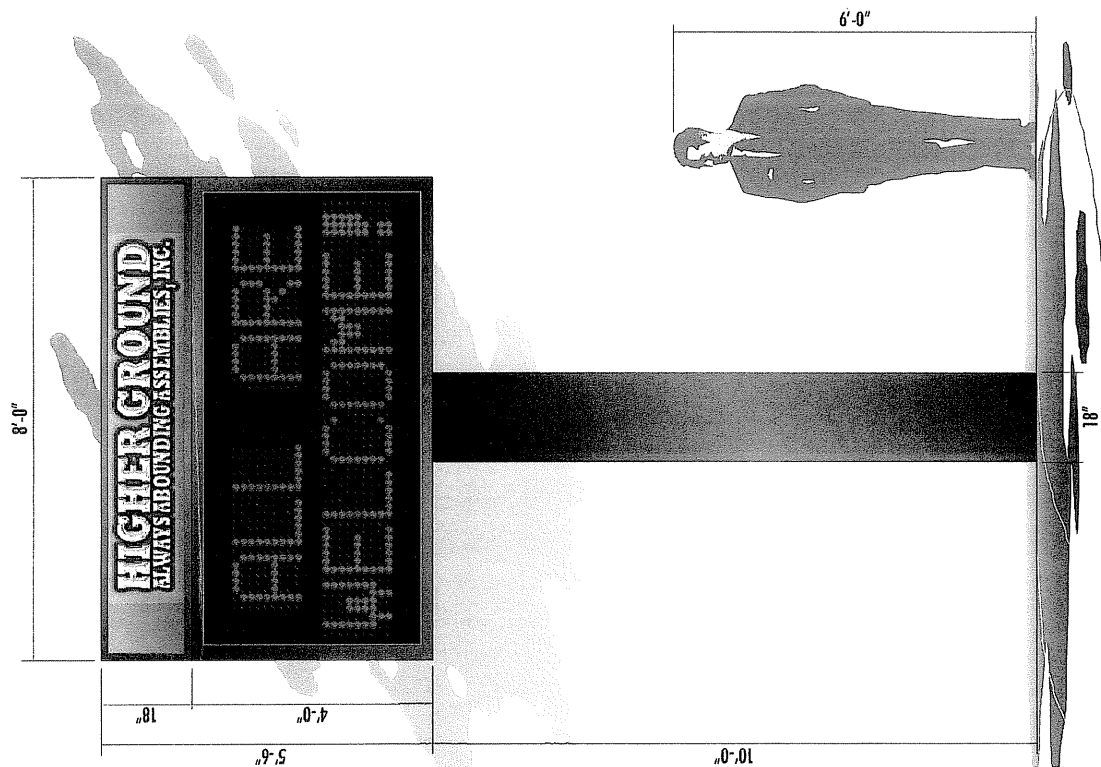
s,
map.

Real Estate / GIS Department

[illegible]

12320-00690
900 ST. CLAIR AVE.

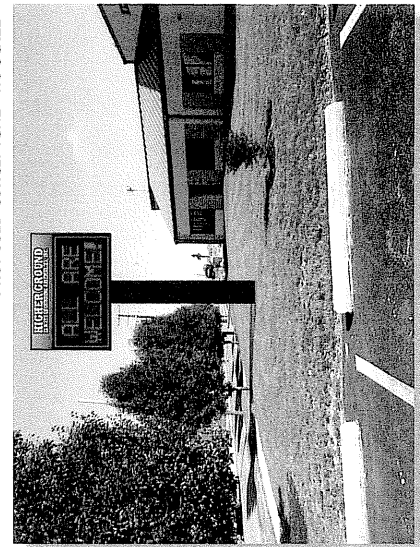
Option B

D/F INT. H.O. FLO. ILLUMINATED PYLON SIGN W/ RED MONOCHROME EMC $\frac{1}{2}'' = 1'-0''$

12320-00690
900 ST. CLAIR AVE.



PROPOSED CONCEPTUAL - NO SCALE



Dante Sign Co.

Proudly Serving Central Ohio Since 1954
1640 Harmon Ave Columbus, Ohio, 43223
(614) 444-3333 (FAX) 444-3026
www.danite-sign.com

**ALUMINUM CABINET, RETURNS & RETAINER, BLACK
PAINTED FINISH.**

WHITE ACRYLIC FACE W/ FULL-COLOR DIGITALLY
PRINTED VINYL GRAPHICS.

20MM RED MONOCHROME D/FEMC UNIT, BLACK
ALUMINUM CABINET.

**STEEL SUPPORT W/ ALUMINUM POLE COVER,
BLACK PAINTED FINISH.**

CLIENT TO PROVIDE HI-RES ARTWORK FOR PRINTS.

APPROVED-CUSTOMER DATE

SIGN DESIGN CONSULTANT _____ **DATE** _____



JOB NAME:	HIGHER GROUND #21728
STREET:	870 SAINT CLAIR AVE.
CITY, STATE:	COLUMBUS, OH
LOCATION:	PLYON W/ EMC
SKETCH #	12-742 R2 Opt B
DATES	10/9/12 REV. 10/18/12
FILE NAME	HIGHER.GROUND.CDR
DIRECTORY	KEITH > 2012 > H

SCRAPE 1/2" = 1'-0" SALE AV DESIGNER KS

[illegible]

Option B

12320-00690
900 ST. CLAIR AVE.



D/F INT. H.O. FLO. ILLUMINATED PYLON SIGN W/ RED MONOCHROME EMC 1/2" = 1'-0"

12320-00690
900 ST. CLAIR AVE.

EXISTING



PROPOSED CONCEPTUAL - NO SCALE



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(614) 444-3333 (FAX) 444-3026

www.danitesign.com

ALUMINUM CABINET, RETURNS & RETAINER, BLACK
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WHITE ACRYLIC FACE W/ FULL-COLOR DIGITALLY
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BLACK PAINTED FINISH.

CLIENT TO PROVIDE HI-RES ARTWORK FOR PRINTS.

APPROVED-CUSTOMER

DATE

SIGN DESIGN CONSULTANT

DATE



JOB NAME: HIGHER GROUND #21728
STREET: 870 SAINT CLAIR AVE.
CITY, STATE: COLUMBUS, OH
LOCATION: PYLON W/ EMC

SKETCH #: 12-742 R2 Opt B
DATE: 10/9/12 REV. 10/18/12
FILE NAME: HIGHER GROUND.CDR
DIRECTORY: KEITH > 2012 > H

SCALE: 1/2" = 1'-0" SALE: AV DESIGNER: KS

This project is an original unpublished design concept protected by copyright laws of The United States of America. Prior to sale or paid design fees, all visual materials, specifications, drawings and revisions remain the exclusive property of DaNite Sign Company. The use of any part herein to manufacture, sell or adapt this concept to other mediums by unauthorized parties constitutes an actionable plagiarism.





PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not

12320-00690
900 ST. CLAIR AVE.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION #

Being first duly cautioned and sworn (NAME) DEACON DON GUILFORD
of (COMPLETE ADDRESS) 870 ST CLAIR AVE COLUMBUS OH 43201
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following
is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the
subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

HIGHER GROUND ALWAYS ABOUNDING ASSEMBLY
870 ST CLAIR AVE COLUMBUS, OHIO 43201

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this _____ day of _____, in the year _____

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here